

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greenville County

State: SC

PJ's Total HOME Allocation Received: \$16,473,177

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	95.77 %	95.72 %	7	93.41 %	76		73
% of Funds Disbursed	92.80 %	83.43 %	3	84.68 %	90		88
Leveraging Ratio for Rental Activities	0.56	6.07	5	4.72	9		11
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.88 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	53.39 %	66.09 %	7	68.18 %	20		22
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.91 %	82.84 %	5	80.32 %	79		73
% of 0-30% AMI Renters to All Renters***	63.64 %	33.96 %	2	45.16 %	85		81
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.79 %	1	95.04 %	100		100
Overall Ranking:			In State:	5 / 10	Nationally:	46	49
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,423	\$13,533		\$26,037	11 Units		2.50 %
Homebuyer Unit	\$48,206	\$33,635		\$14,755	247 Units		57.20 %
Homeowner-Rehab Unit	\$22,063	\$21,063		\$20,487	174 Units		40.30 %
TBRA Unit	\$0	\$548		\$3,225	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greenville County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,617	\$93,595	\$23,473
State:*	\$75,976	\$9,864	\$22,618
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	36.4	23.6	68.4	0.0
Black/African American:	54.5	65.9	30.5	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	9.1	0.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.6	0.0

ETHNICITY:

Hispanic	0.0	9.8	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	18.2	19.9	53.4	0.0
2 Persons:	27.3	30.9	34.5	0.0
3 Persons:	9.1	26.4	5.2	0.0
4 Persons:	27.3	14.6	3.4	0.0
5 Persons:	18.2	4.1	2.3	0.0
6 Persons:	0.0	3.3	0.6	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.4	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.2	15.0	13.2	0.0
Elderly:	0.0	9.3	63.8	0.0
Related/Single Parent:	63.6	49.2	9.2	0.0
Related/Two Parent:	0.0	16.3	8.0	0.0
Other:	18.2	10.2	5.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.1	0.0 [#]
HOME TBRA:	0.0	
Other:	27.3	
No Assistance:	63.6	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greenville County State: SC Group Rank: 46
(Percentile)
State Rank: 5 / 10 PJs Overall Rank: 49
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	53.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.91	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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